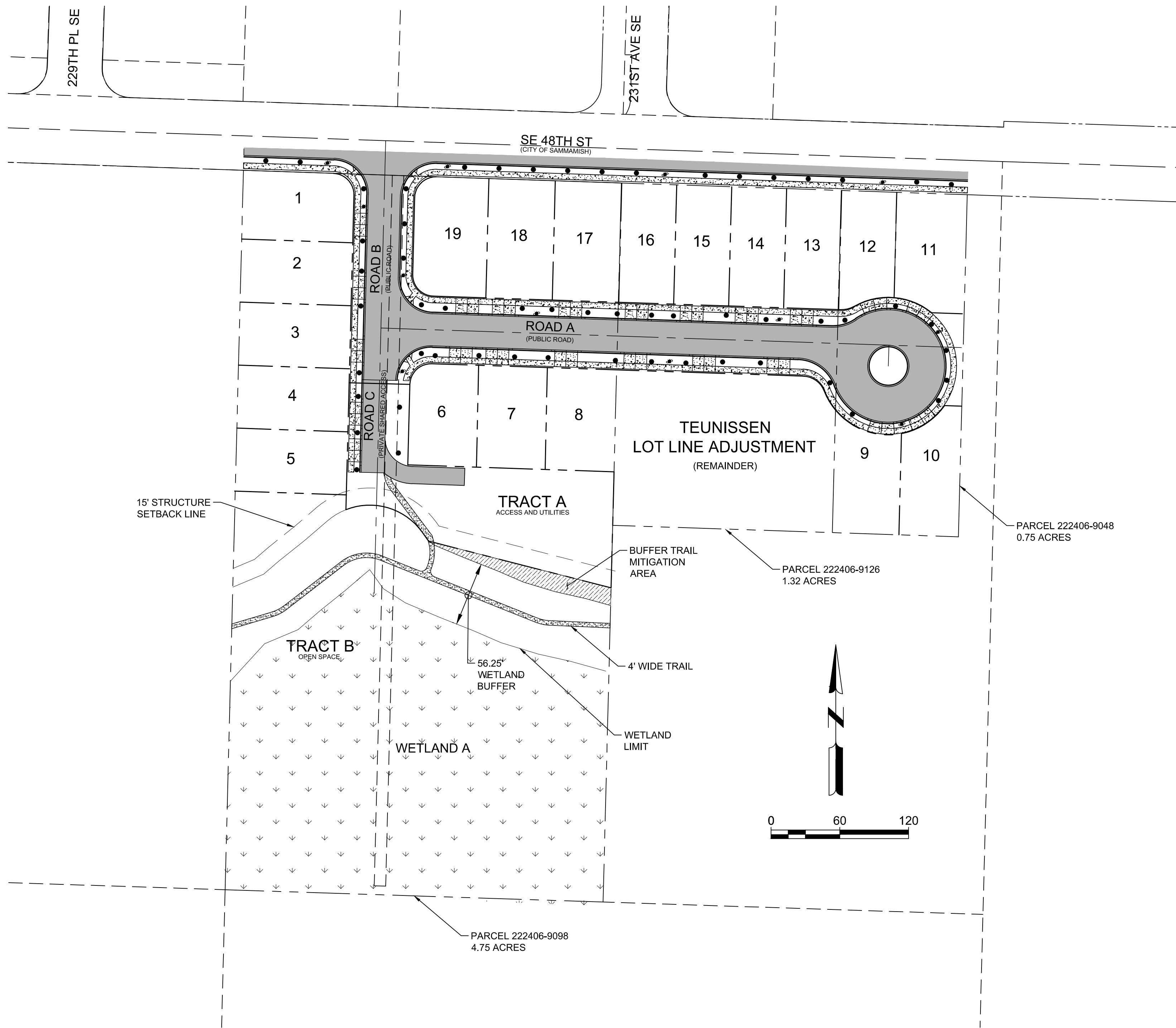


S-T-R 22-24N-06E

# JAZZ RUN

## PRELIMINARY SUBDIVISION

CITY OF ISSAQUAH, WASHINGTON



SITE PLAN

### PROJECT CONTACTS

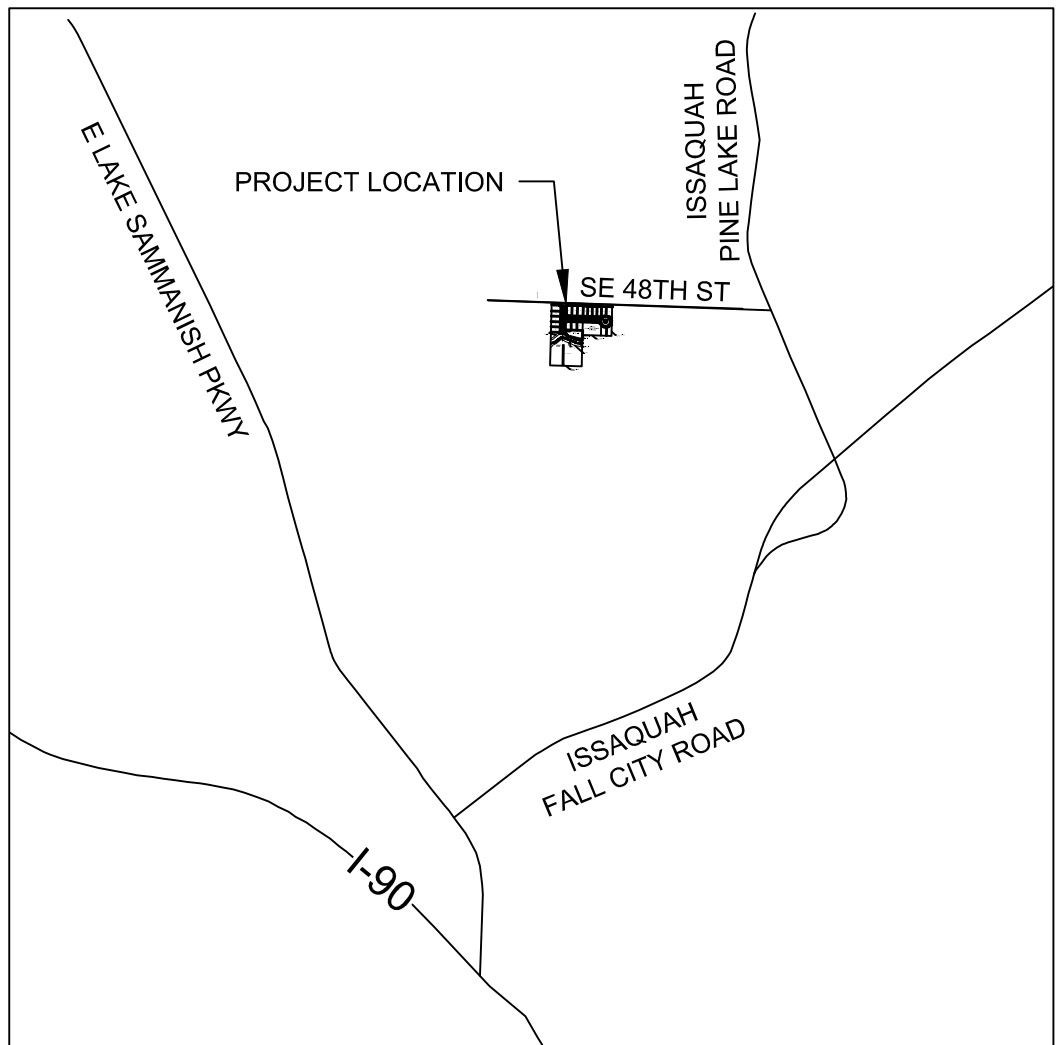
DEVELOPER:  
SUMMIT HOMES OF WASHINGTON, LLC  
16000 CHRISTENSEN ROAD, SUITE 303  
TUKWILA, WA 98188  
DARREN LUDWIGSEN  
darren.ludwigsen@gmail.com  
(206) 707-6583

CIVIL ENGINEER:  
MEAD & HUNT ENGINEERS  
1108 NW MAPLE STREET, SUITE 105  
ISSAQUAH, WA 98027  
DON PROCTOR, PE  
don.proctor@meadhunt.com  
(425) 507-1991

GEOTECHNICAL ENGINEER:  
GEOGROUP NW, INC.  
BILL CHANG  
wchang@geogroupnw.com  
(425) 649-8757

WETLAND BIOLOGIST:  
ALTMANN OLIVER ASSOCIATES, LLC  
JOHN ALTMANN  
john@altoliver.com  
(425) 333-4535

SURVEYOR:  
ENCOMPASS SURVEYING  
165 NE JUNIPER ST., SUITE 201  
ISSAQUAH, WA 98027  
(425) 392-0250

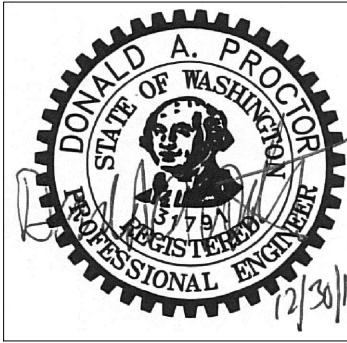


VICINITY MAP

### SHEET INDEX

Sheet Number	Sheet Title
G-001	COVER SHEET
C-100	EXISTING CONDITIONS
C-200	SUBDIVISION LAYOUT
C-300	ROAD AND GRADING PLAN
C-310	ROAD PROFILES
C-320	ROAD DETAILS
EX-ESD	SIGHT DISTANCE EXHIBIT
C-400	STORM DRAINAGE PLAN
C-500	SE 48TH ST IMPROVEMENTS PLAN
C-600	WASTEWATER COLLECTION PLAN
C-700	WATER DISTRIBUTION PLAN
C-800	TREE PRESERVATION PLAN

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phone: 425-369-9004  
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CITY OF ISSAQUAH, WASHINGTON

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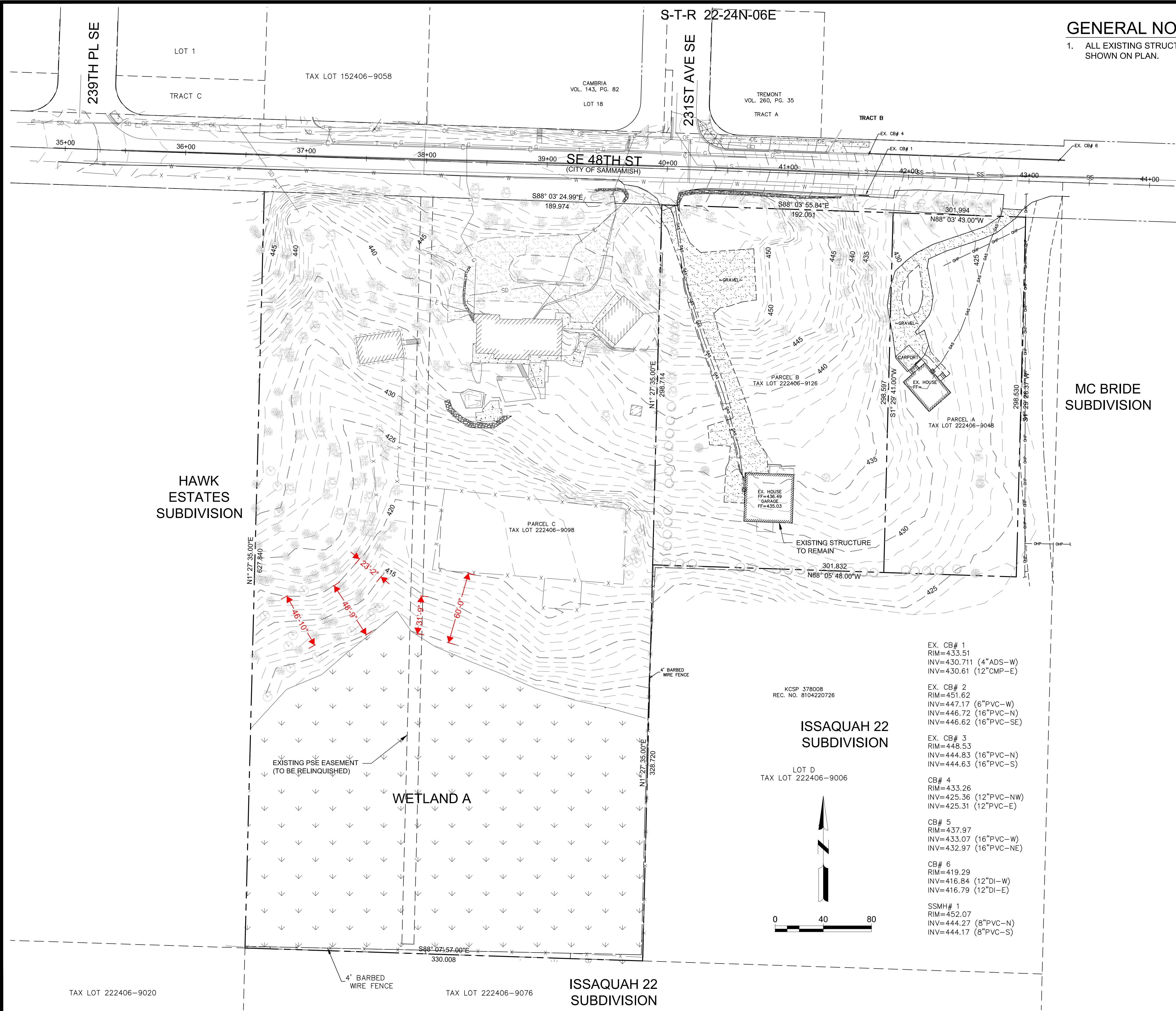
SHEET CONTENTS  
COVER SHEET

SHEET NO.

G-001



X:\4270600\141677.01\TECH\CD\100 EXISTING CONDITIONS.DWG  
12/31/2014 1:07:38 PM



### GENERAL NOTES

1. ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE SHOWN ON PLAN.

### LEGEND

- |  |                          |
|--|--------------------------|
|  | WATER VALVE              |
|  | WATER METER              |
|  | FIRE HYDRANT             |
|  | IRRIGATION CONTROL VALVE |
|  | UTILITY POLE             |
|  | TELEPHONE/CABLE RISER    |
|  | MAILBOX                  |
|  | CATCH BASIN              |
|  | STORM SEWER MANHOLE      |
|  | POWER VAULT              |
|  | GAS METER                |
|  | SEWER MANHOLE            |
|  | GATE                     |
|  | OVERHEAD POWER LINE      |
|  | POWER LINE               |
|  | TELEPHONE LINE           |
|  | CABLE TELEVISION         |
|  | WATER LINE               |
|  | GAS LINE                 |
|  | STORM DRAIN LINE         |
|  | SEWER LINE               |
|  | FIR TREE                 |
|  | HEMLOCK TREE             |
|  | APPLE TREE               |
|  | SPRUCE TREE              |
|  | CEDAR TREE               |
|  | COTTONWOOD TREE          |

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### SHEET CONTENTS

EXISTING  
CONDITIONS

SHEET NO.

C-100





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SHEET CONTENTS  
SUBDIVISION LAYOUT

SHEET NO.

C-200

S-T-R 22-24N-06E SE

231ST AVE SE

SE 48TH ST STA 37+89.45 =  
ROAD B STA 13+95.10

END ALIGNMENT SE 48TH  
STREET SE  
STA. 56+56.07  
MONUMENT IN ROADWAY

BEGIN ALIGNMENT SE 48TH  
STREET SE  
STA. 30+00.00  
MONUMENT IN ROADWAY

LEGAL DESCRIPTIONS

PARCEL A - TAX LOT 222406-9048

THE WEST 110 FEET OF THE EAST 140 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 30 FEET CONVEYED TO KING COUNTY FOR THE ROAD PURPOSES, BY DEED RECORDED UNDER RECORDING NUMBER 2440231;

(ALSO KNOWN AS LOT A OF KING COUNTY UNRECORDED LOT LINE ADJUSTMENT NUMBER S90M0242, APPROVED SEPTEMBER 10, 1990).

PARCEL B - TAX LOT 222406-9126

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;  
EXCEPT THE EAST 140 FEET THEREOF; AND  
EXCEPT THE NORTH 30 FEET CONVEYED TO KING COUNTY FOR ROAD PURPOSES, BY DEED RECORDED UNDER RECORDING NUMBER 2440231;

(ALSO KNOWN AS LOT B OF KING COUNTY UNRECORDED LOT LINE ADJUSTMENT S90M0242, APPROVED SEPTEMBER 10, 1990.)

PARCEL C - TAX LOT 222406-9098

THE EAST 330 FEET OF THE WEST THREE-QUARTERS OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;

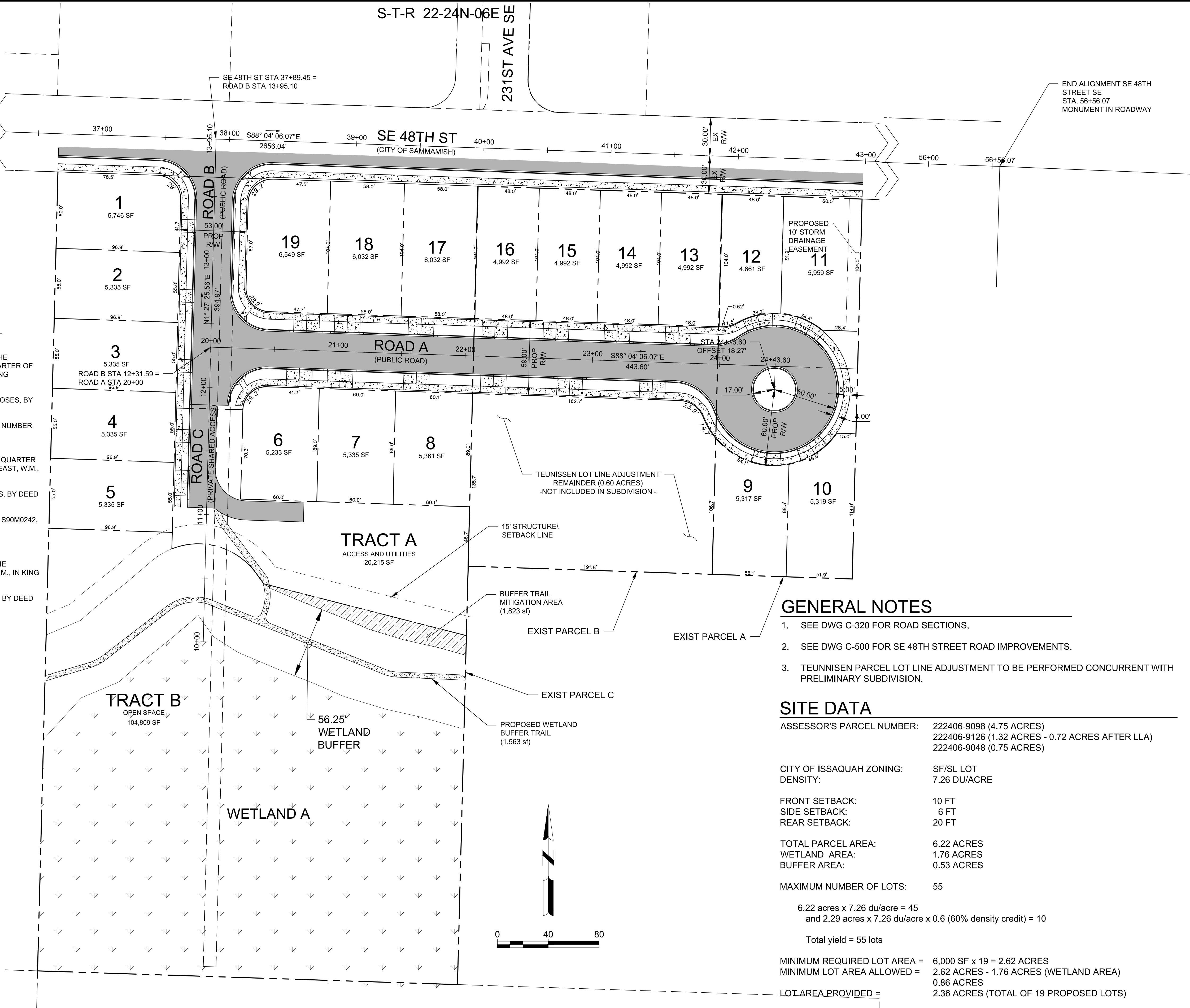
EXCEPT THE NORTH 30 FEET CONVEYED TO KING COUNTY FOR SE 48TH STREET BY DEED RECORDED UNDER RECORDING NUMBER 2440232.

BENCHMARK AND DATUM

DATUM:  
NAVD 88

BENCHMARK:  
3" CONCRETE MONUMENT WITH LEAD PLUG IN A STANDARD CASE, 1.51 FEET BELOW GRADE, LOCATED ON IN THE CENTERLINE OF S.E. 48TH STREET, 250' WEST OF ISSAQUAH-PINE LAKE ROAD, ON THE PROJECTED LINE OF THE NORTH-SOUTH WIRE FENCE LINE THAT IS LOCATED ON THE SOUTH SIDE OF S.E. 48TH STREET AND EAST OF A GRAVEL DRIVEWAY.  
ELEVATION=397.506 FEET

X:\4270600\141677.01\TECH\CAD\C-200 SUBDIVISION LAYOUT.DWG  
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GENERAL NOTES

- SEE DWG C-320 FOR ROAD SECTIONS,
- SEE DWG C-500 FOR SE 48TH STREET ROAD IMPROVEMENTS.
- TEUNNISSE PARCEL LOT LINE ADJUSTMENT TO BE PERFORMED CONCURRENT WITH PRELIMINARY SUBDIVISION.

SITE DATA

ASSESSOR'S PARCEL NUMBER: 222406-9098 (4.75 ACRES)  
222406-9126 (1.32 ACRES - 0.72 ACRES AFTER LLA)  
222406-9048 (0.75 ACRES)

CITY OF ISSAQUAH ZONING: SF/SL LOT  
DENSITY: 7.26 DU/ACRE

FRONT SETBACK: 10 FT  
SIDE SETBACK: 6 FT  
REAR SETBACK: 20 FT

TOTAL PARCEL AREA: 6.22 ACRES  
WETLAND AREA: 1.76 ACRES  
BUFFER AREA: 0.53 ACRES

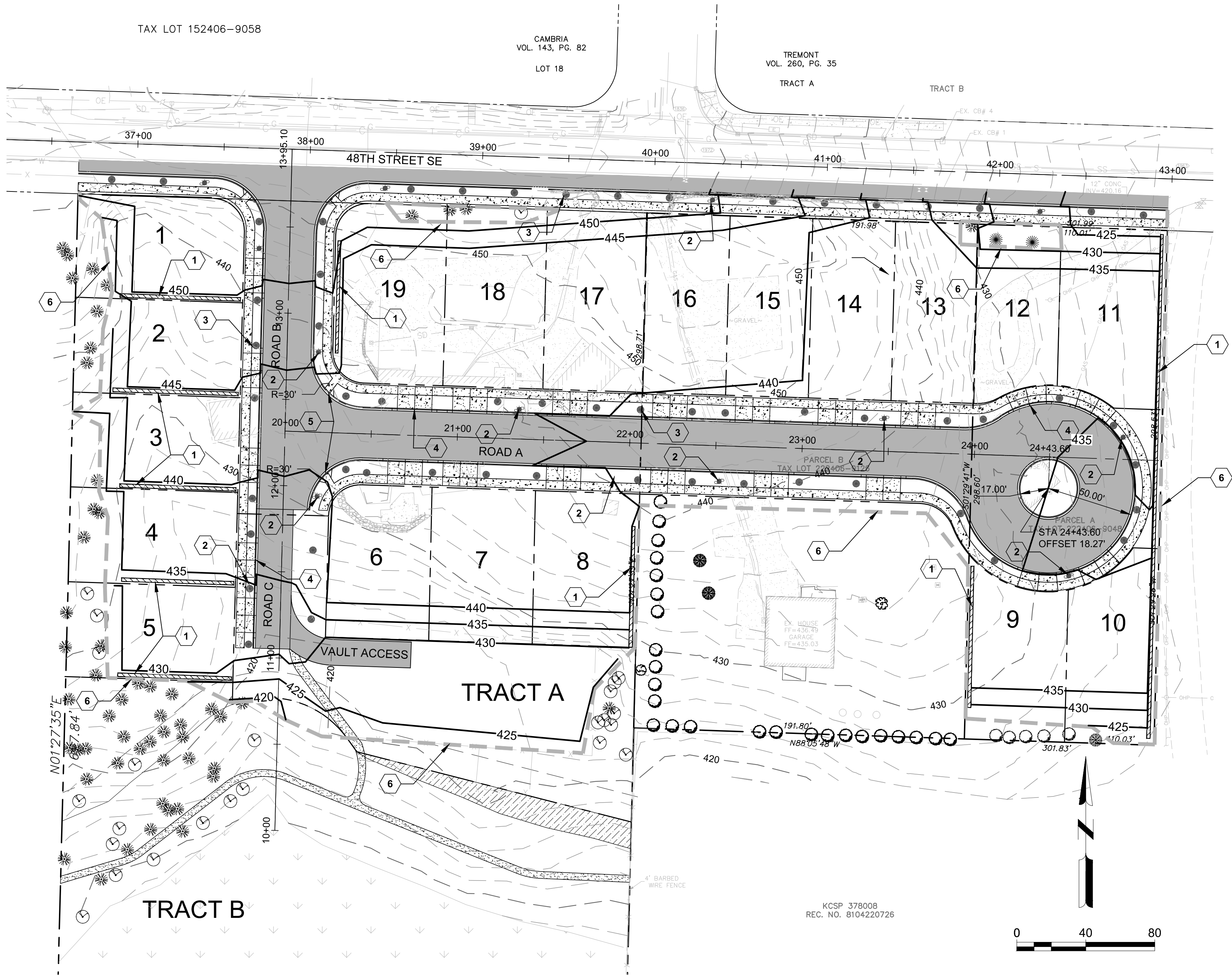
MAXIMUM NUMBER OF LOTS: 55

6.22 acres x 7.26 du/acre = 45  
and 2.29 acres x 7.26 du/acre x 0.6 (60% density credit) = 10

Total yield = 55 lots

MINIMUM REQUIRED LOT AREA = 6,000 SF x 19 = 2.62 ACRES  
MINIMUM LOT AREA ALLOWED = 2.62 ACRES - 1.76 ACRES (WETLAND AREA)  
0.86 ACRES  
LOT AREA PROVIDED = 2.36 ACRES (TOTAL OF 19 PROPOSED LOTS)

SE 48TH STREET R/W: CITY OF SAMMAMISH (LOCAL ACCESS ROAD)  
SEWER AND WATER: SAMMAMISH PLATEAU SEWER AND WATER DISTRICT



- GENERAL NOTES:
- SEE DWG C-310 FOR ROAD PROFILES
  - SEE DWG C-320 FOR ROAD SECTIONS
  - SEE DWG C-800 FOR TREE PRESERVATION
  - SEE DWG C-500 FOR SE 48TH ST IMPROVEMENTS

- CONSTRUCTION PLAN NOTES:
- GRAVITY BLOCK RETAINING WALL
  - STREET LIGHT (TYP.)
  - STREET TREE (TYP.)
  - 20' WIDE RESIDENTIAL DRIVEWAY TYP)
  - CURB RAMP
  - CLEARING LIMIT (TREE PROTECTION)

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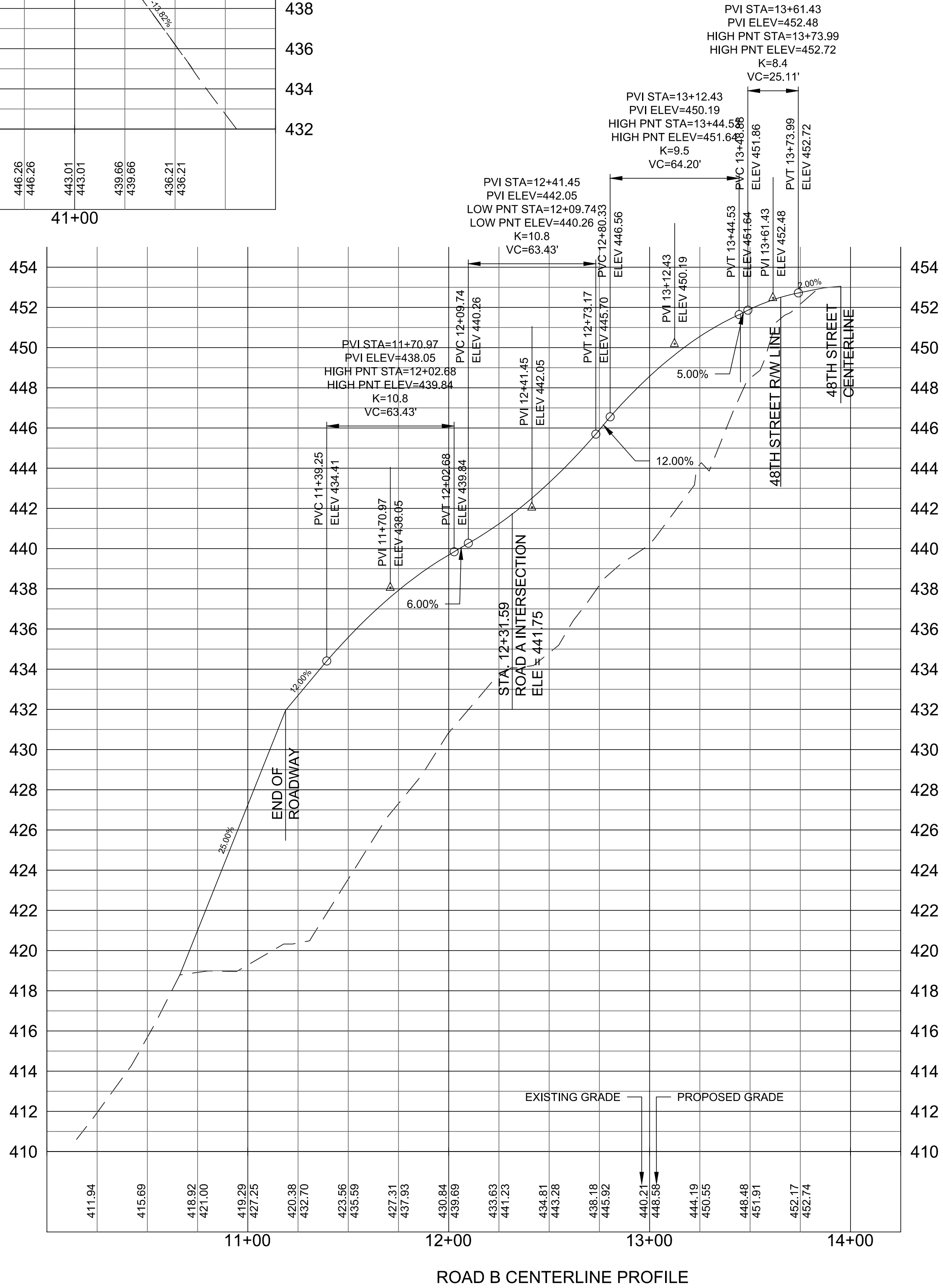
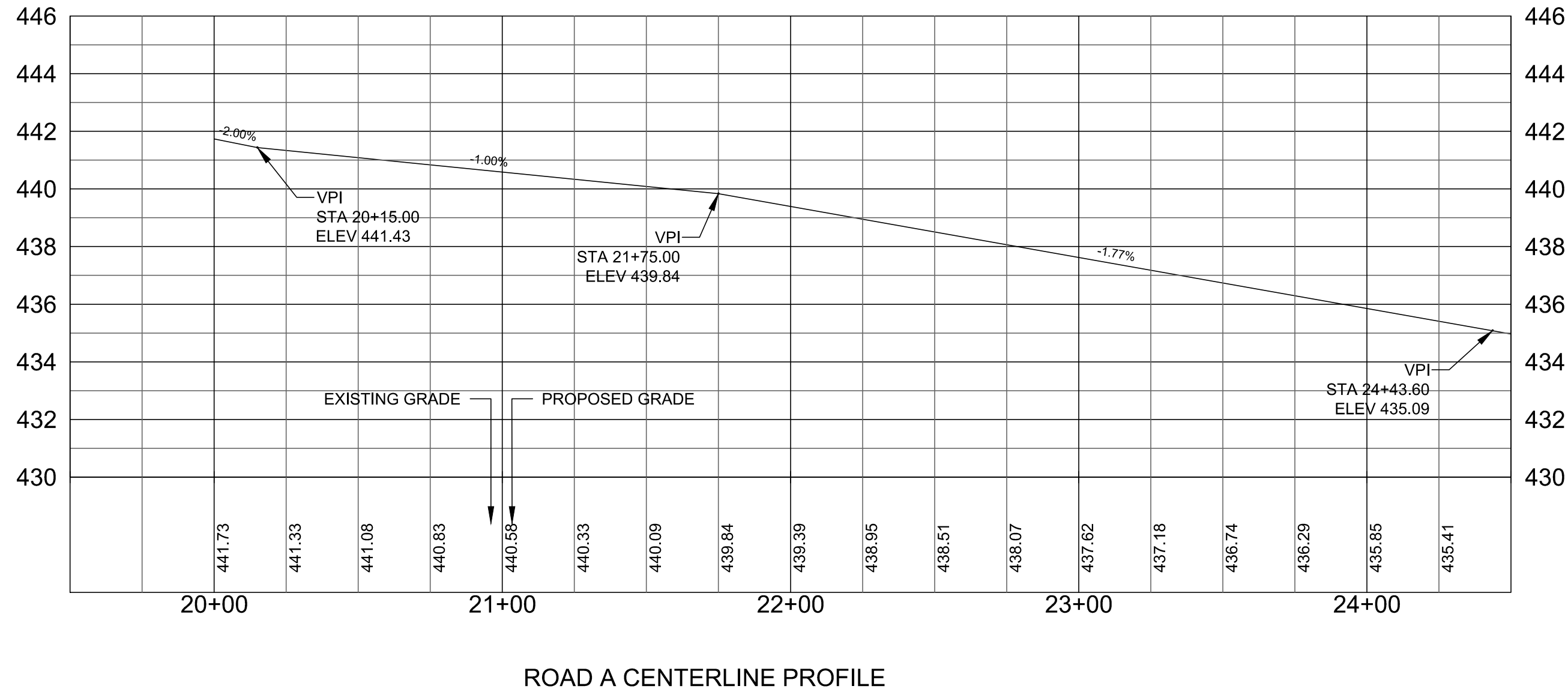
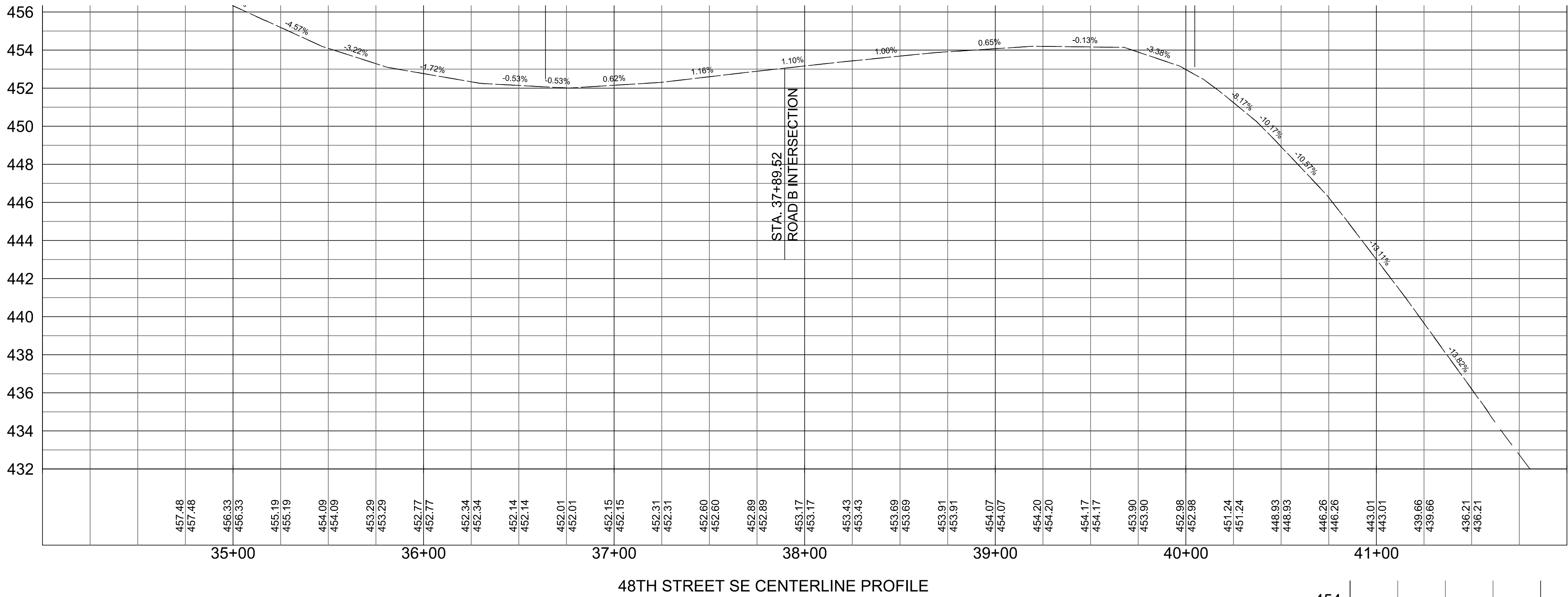
SHEET CONTENTS  
ROAD AND GRADING  
PLAN

SHEET NO.

C-300



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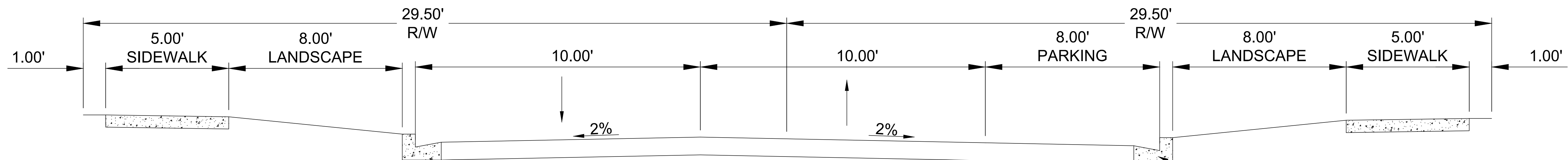
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SHEET CONTENTS  
ROAD PROFILES

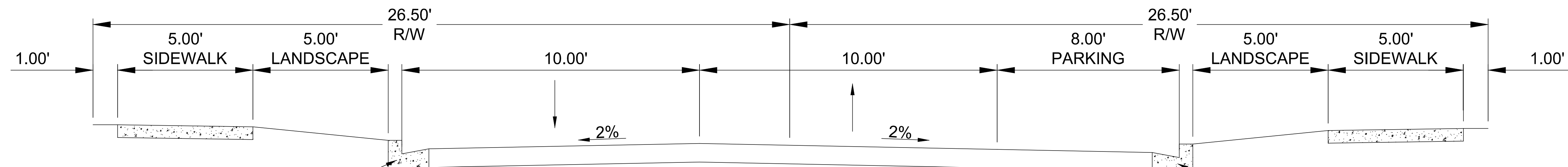
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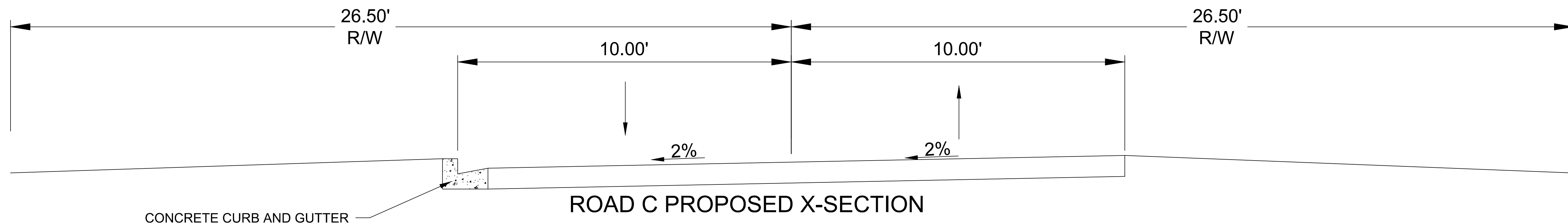




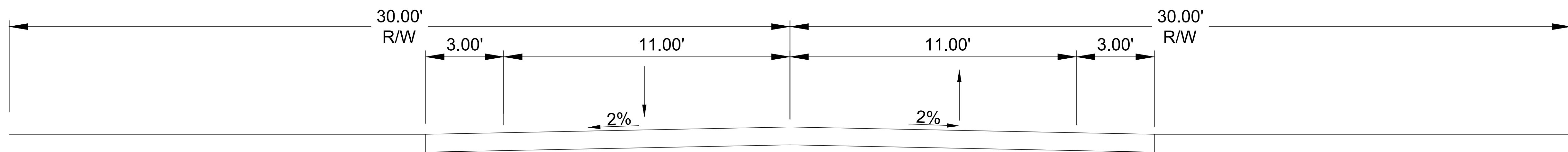
ROAD A PROPOSED X-SECTION



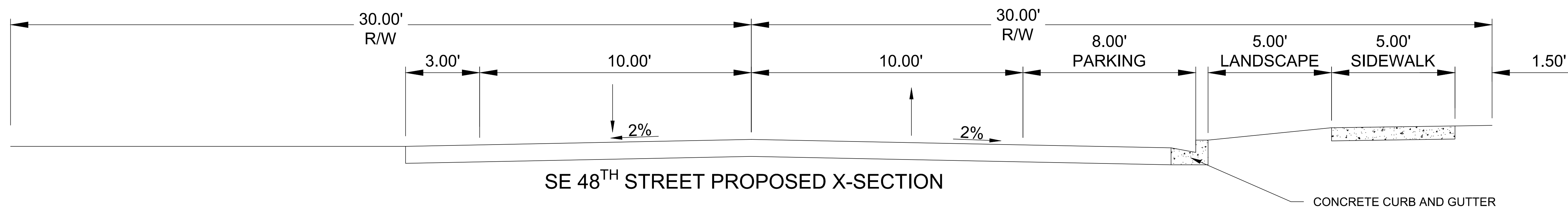
ROAD B PROPOSED X-SECTION



ROAD C PROPOSED X-SECTION



SE 48<sup>TH</sup> STREET EXISTING X-SECTION



SE 48<sup>TH</sup> STREET PROPOSED X-SECTION

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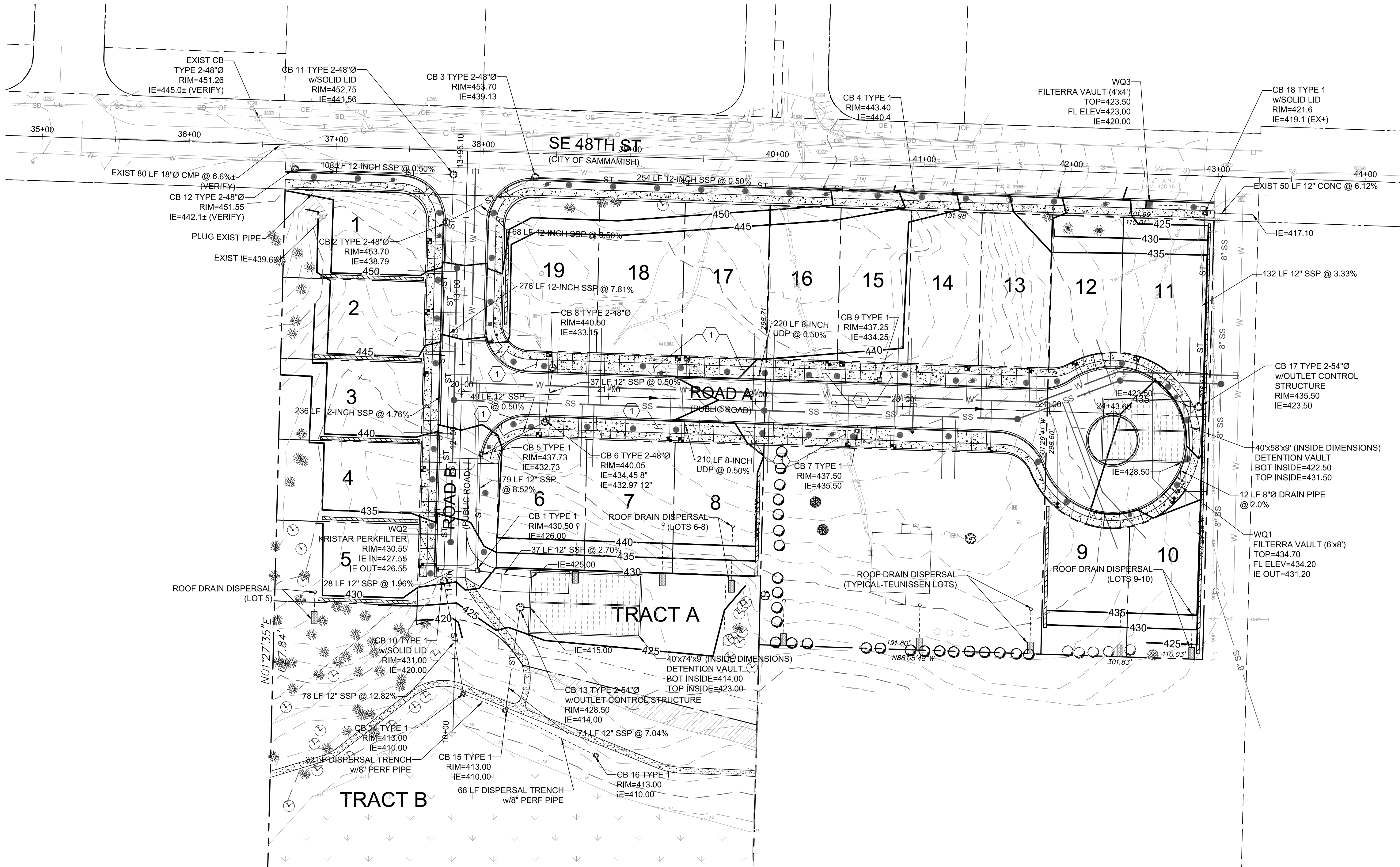
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SHEET CONTENTS  
ROAD DETAILS

SHEET NO.

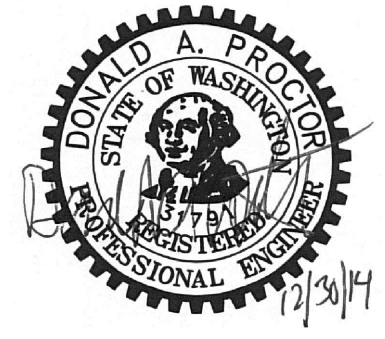
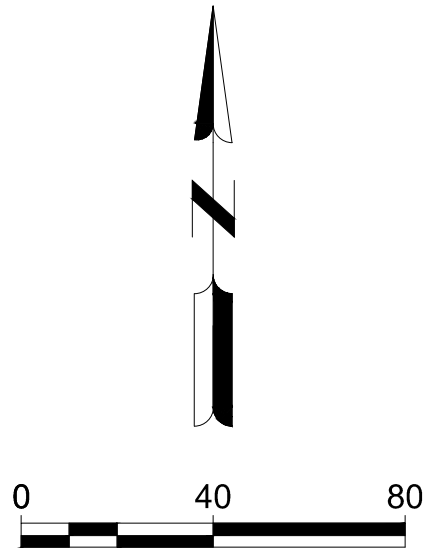
**C-320**





CONSTRUCTION NOTES:

1 BIORETENTION CELL  
WITH AMERICAST FILTERRA BOXLESS MEDIA



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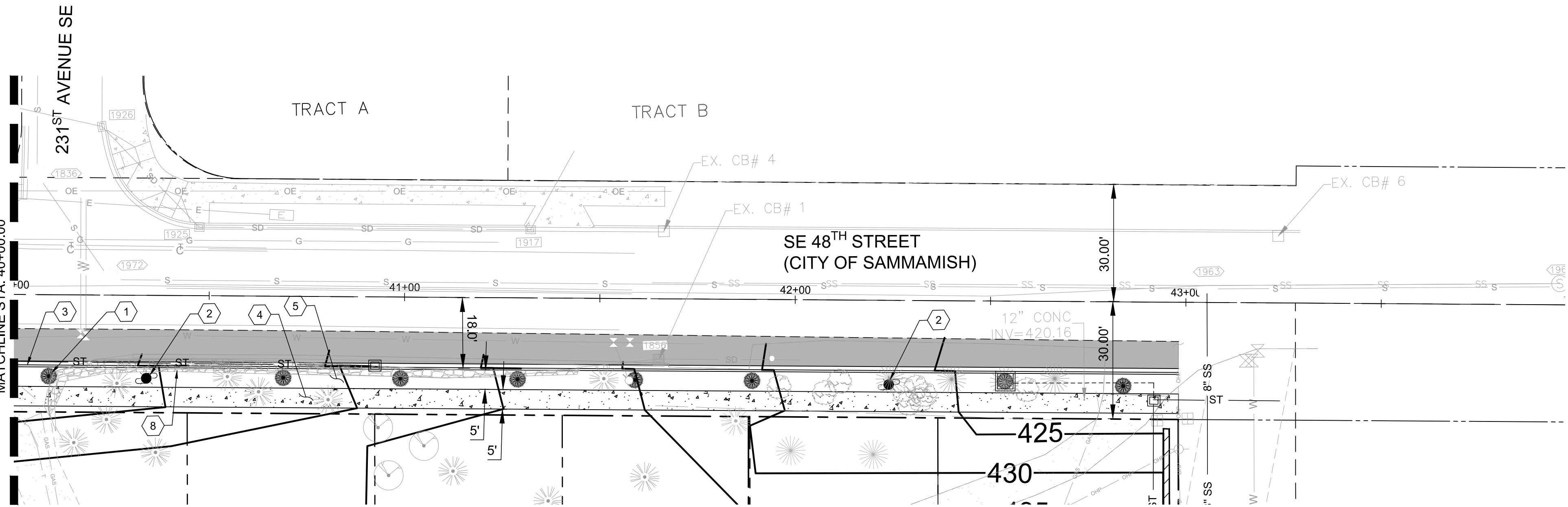
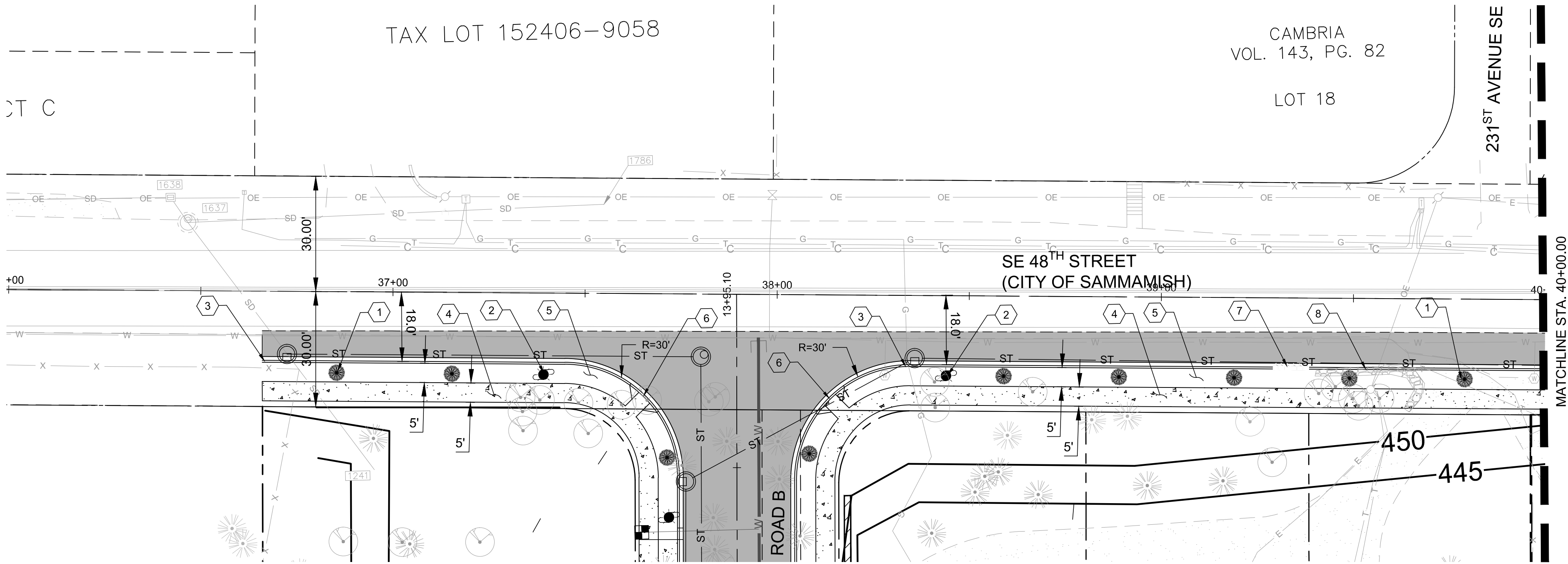
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SHEET CONTENTS  
STORM DRAINAGE  
PLAN

SHEET NO.  
**C-400**





GENERAL NOTES:

1. STREET LIGHT SPACING IS CONCEPTUAL ONLY.
2. SEE DWG C-400 FOR DRAINAGE IMPROVEMENTS.

CONSTRUCTION PLAN NOTES:

- 1 STREET TREE (TYP)
- 2 STREET LIGHT
- 3 CEMENT CONCRETE TRAFFIC CURB AND GUTTER
- 4 CEMENT CONCRETE SIDEWALK
- 5 LANDSCAPING
- 6 CURB RAMP
- 7 RELOCATE MAILBOXES
- 8 REMOVE ROCK WALLS

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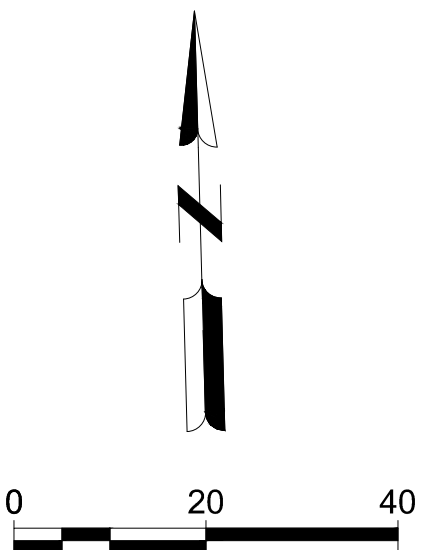
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SHEET CONTENTS  
SE 48TH ST  
IMPROVEMENTS PLAN

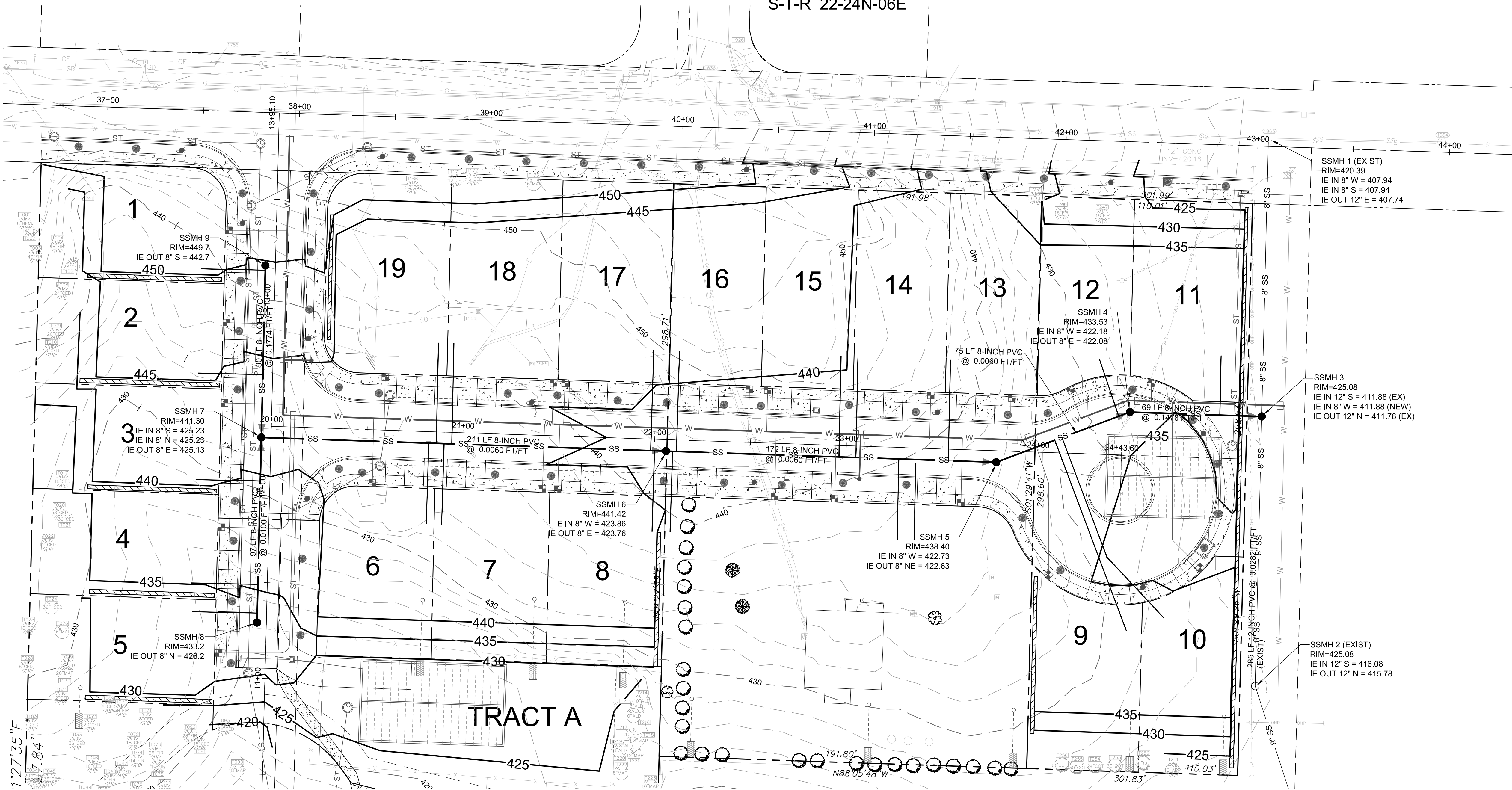
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C-500





S-T-R 22-24N-06E



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SHEET CONTENTS  
WASTEWATER  
COLLECTION PLAN

SHEET NO.

**C-600**



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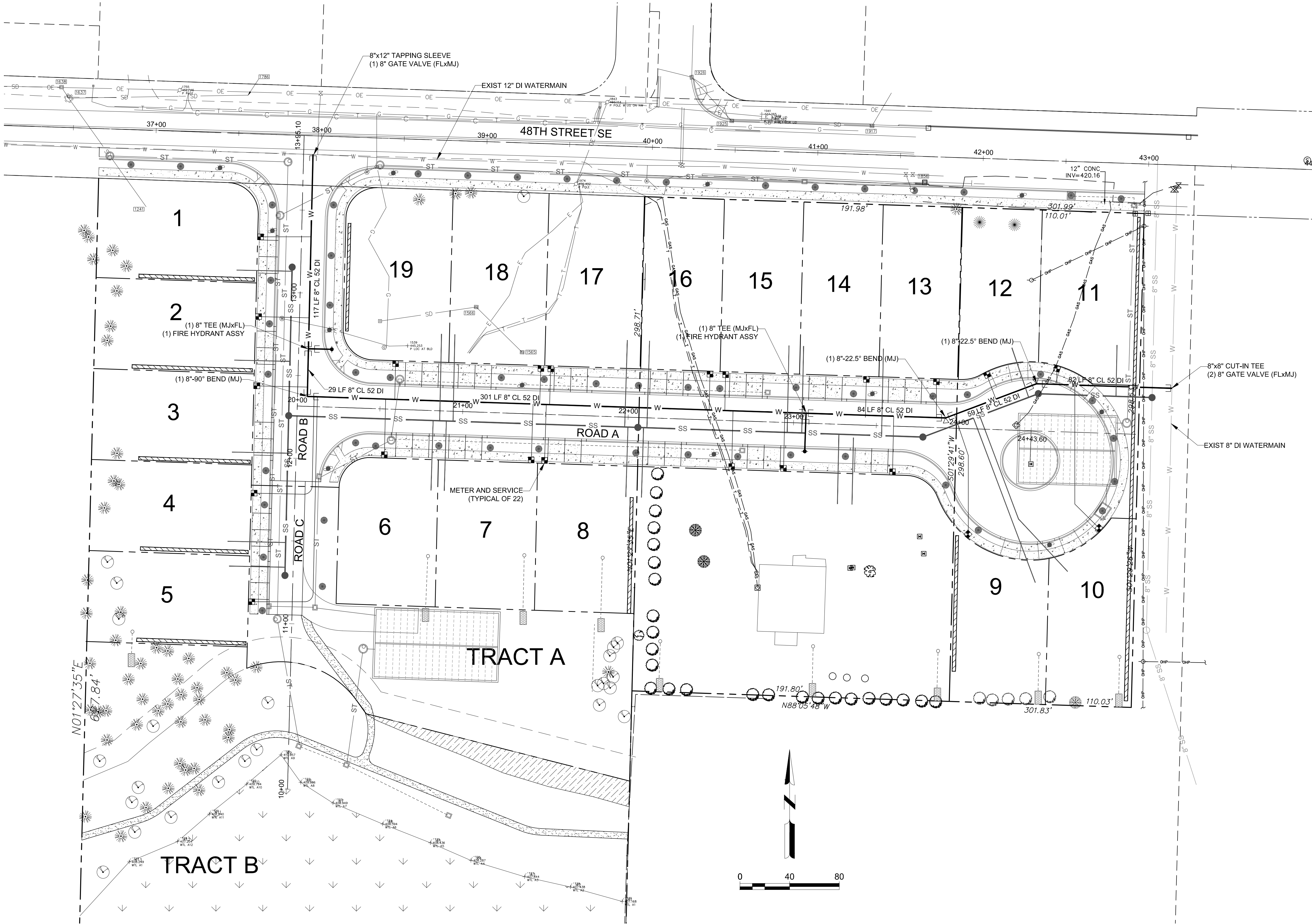
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SHEET CONTENTS  
WATER DISTRIBUTION  
PLAN

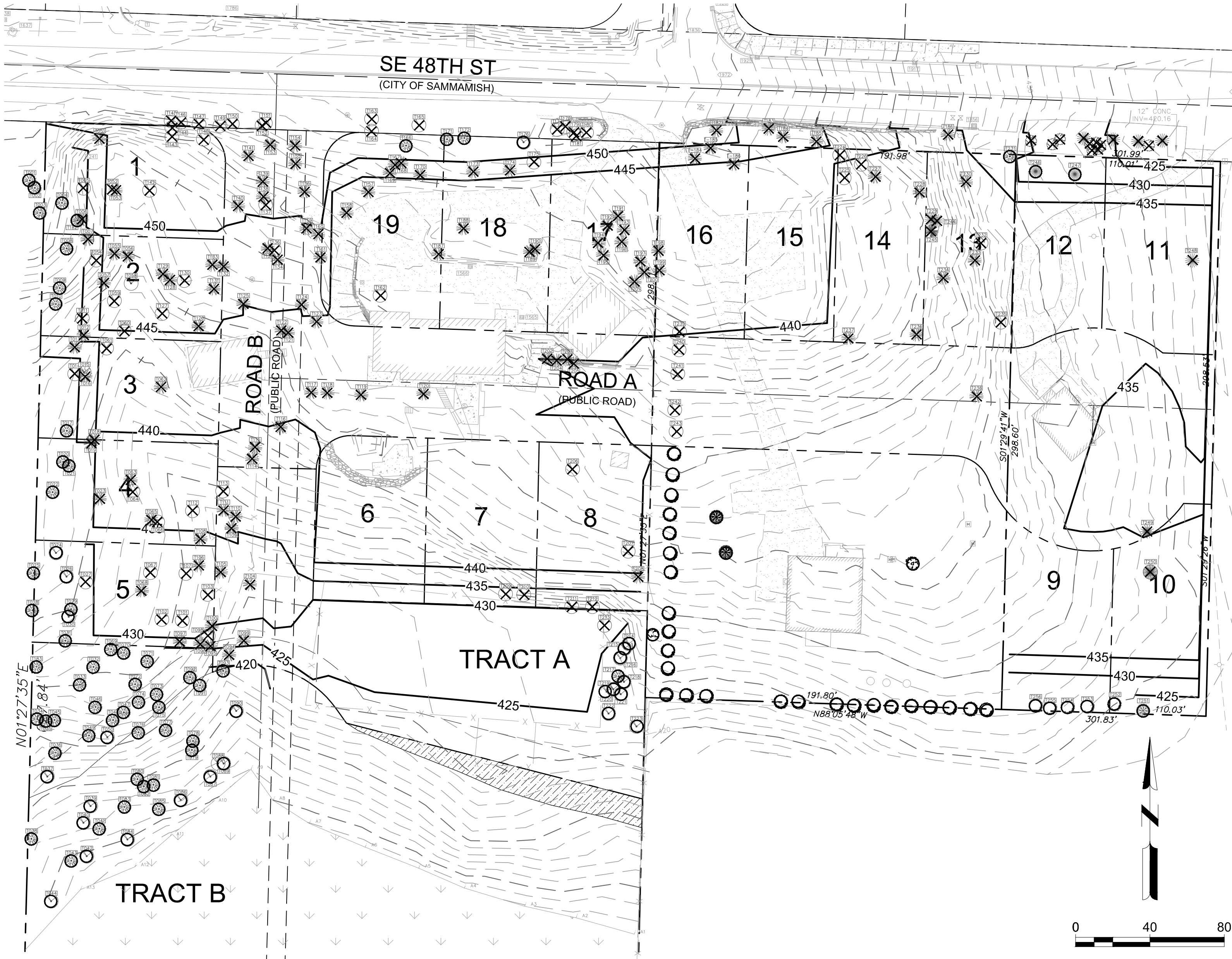
SHEET NO.

C-700





S-T-R 22-24N-06E



- LEGEND
- TREE TO REMAIN  
(INCLUDES: PRESERVED, BUFFER, AND OFFSITE TREES)
  - ✕ TREE TO BE REMOVED  
(INCLUDES: ON-SITE, NON-VIABLE, AND RIGHT OF WAY TREES)

TREE NUMBER	DIAM	SPECIES	COMMENT	*1	*2
T001	8	Hemlock	offsite		
T002	14	Hemlock	offsite		
T003	40	Fir	offsite		
T004	18	Fir		18	18
T005	16	Alder	not viable		
T006	8	Cedar		8	
T007	12	Cedar		12	
T008	24	Cedar		24	24
T009	20	Cedar		20	20
T010	16	Cedar		16	16
T011	18	Maple	not viable		
T012	14	Cedar		14	
T013	8	Cedar		8	
T014	6.5	Maple	not viable		
T015	27	Maple	not viable		
T016	8	Cedar		8	
T017	18	Cedar		18	18
T018	6	Cedar		6	
T019	22	Cedar		22	
T020	38	Cedar		38	38
T021	36	Cedar		36	36
T022	12	Cedar		12	12
T023	44	Cedar		44	
T024	36	Cedar		36	36
T025	10	Cedar		10	10
T026	25.5	Maple		25.5	25.5
T027	18	Maple	not viable		
T028	8	Cedar		8	8
T029	12	Cedar		12	12
T030	21	Maple		21	21
T031	12	Cedar		12	12
T032	20	Cedar		20	20
T033	36	Cedar		36	36
T034	20	Cedar		20	20
T035	14	Cedar		14	14
T036	6	Cedar		6	6
T037	24	Maple		24	24
T038	30	Cedar	Buffer		
T039	18	Maple	Buffer		
T040	22	Maple	Buffer		
T041	26	Fir	Buffer		
T042	18	Maple	Buffer		
T043	10	Cedar	Buffer		
T044	36	Maple	Buffer		
T045	36	Cedar		36	36
T046	10	Cedar		10	10
T047	16	Cedar		16	16
T048	8	Fir		8	8
T049	14	Cedar		14	14
T050	22.75	Maple		22.8	22.8
T051	30	Cedar		30	
T052	16	Alder	not viable		
T053	14	Cedar		14	
T054	18	Alder	not viable		
T055	12	Cedar		12	
T056	12	Cedar		12	
T057	18	Cedar		18	
T058	14	Alder	not viable		
T059	16	Maple	not viable		
T060	18	Maple	not viable		
T061	10	Maple	not viable		
T062	18	Cedar		18	
T063	10	Cedar		10	
T064	18	Maple	not viable		
T065	18	Cedar		18	
T066	24	Maple	not viable		
T067	10	Maple	not viable		
T068	24	Cedar		24	
T069	6	Cedar		6	6
T070	30	Fir		30	30
T071	8	Cedar		8	8
T072	18	Cedar		18	18
T073	26	Fir		26	26
T074	14	Fir		14	14
T075	10	Fir		10	10
T076	6	Cedar	Buffer		
T077	8	Cedar	Buffer		
T078	28	Cedar	Buffer		
T079	36	Cedar	Buffer		
T080	24	Cedar	Buffer		
T081	24	Cedar	Buffer		
T082	6	Cedar	Buffer		
T083	36	Cedar	Buffer		
T084	26	Maple	Buffer		
T085	8	Cedar	Buffer		
T086	16	Maple	Buffer		

\*1 - TREE DIAMETER COUNTED AS PRESERVATION ELIGIBLE.  
\*2 - TREE DIAMETER PRESERVED.

TREE NUMBER	DIAM	SPECIES	COMMENT	*1	*2
T087	8	Cherry	Buffer		
T088	6	Cherry	Buffer		
T089	6	Cherry	Buffer		
T090	18	Alder	Buffer		
T091	18	Cedar	Buffer		
T092	28	Fir		28	28
T093	24	Cedar	Buffer		
T094	44	Cedar		44	
T095	14	Cedar		14	
T096	6	Cedar		6	
T097	24	Cedar		24	
T098	24	Maple	not viable		
T099	12	Cedar		12	
T100	12	Cedar		12	
T101	14	Maple	not viable		
T102	14	Maple	not viable		
T103	16	Maple	not viable		
T104	48	Cedar		48	
T105	24	Cedar	not viable		
T106	6	Cedar	not viable		
T107	30	Maple	not viable		
T108	6	Cedar		6	
T109	8	Cedar		8	
T110	24	Cedar		24	
T111	10	Cedar		10	
T112	24	Maple	not viable		
T113	24	Maple	not viable		
T114	22	Cedar		22	
T115	16	Cedar		16	
T116	34	Cedar		34	
T117	30	Cedar		30	
T118	38	Cedar		38	
T119	24	Cedar		24	
T120	32	Cedar		32	
T121	14	Cedar		14	
T122	26	Cedar		26	
T123	28	Cedar		28	
T124	32	Cedar		32	
T125	32	Fir		32	
T126	40	Cedar		40	
T127	12	Alder	not viable		
T128	36	Hemlock		36	
T129	14	Cedar		14	
T130	21	Alder	not viable		
T131	8	Cedar		8	
T132	18	Cedar		18	
T133	18	Cedar		18	
T134	14	Cedar		14	
T135	24	Alder	not viable		
T136	20	Cedar		20	
T137	18	Alder	not viable		
T138	16	Cedar		16	
T139	24	Alder	not viable		
T140	36	Cedar		36	
T141	36	Cedar		36	
T142	26	Alder	not viable		
T143	24	Maple	not viable		
T144	6	Alder	not viable		
T145	8	Alder	offsite		
T146	20	Maple	offsite		
T147	8	Maple	offsite		
T148	12	Maple		12	
T149	12	Maple	offsite		
T150	10	Maple	offsite		
T151	10	Maple	offsite		
T152	10	Maple	offsite		
T153	32	Cedar		32	
T154	24	Cedar		24	
T155	18	Cedar		18	
T156	18	Cedar		18	
T157	10	Fir		10	
T158	54	Cedar		54	
T159	10	Cedar		10	
T160	24	Cedar		24	
T161	34	Cedar		34	
T162	10	Apple	not viable		
T163	72	Maple	offsite		
T164	18	Maple	offsite		
T165	18	Maple	offsite		
T166	12	Cedar		12	12
T167	12	Cedar		12	
T168	12	Cedar		12	
T169	20	Cedar		20	
T170	18	Cedar		18	
T171	12	Cedar		12	12

TREE NUMBER	DIAM	SPECIES	COMMENT	*1	*2
T172	16	Cedar		16	16
T173	18	Cedar		18	
T174	20	Cedar		20	
T175	18	Cherry	not viable		
T176	16	Maple		16	16
T177	6	Maple	offsite		
T178	8	Maple	offsite		
T179	10	Maple		10	
T180	8	Maple	offsite		
T181	12	Maple	offsite		
T182	28	Cedar		28	28
T183	6	Cedar		6	6
T184	14	Spruce		14	
T185	14	Spruce		14	
T186	10	Hemlock		10	
T187	24	Cedar		24	
T188	24	Cedar		24	
T189	16	Cedar		16	
T190	30	Cedar		30	
T191	26	Fir		26	
T192	24	Fir		24	
T193	24	Fir		24	
T194	22	Fir		22	
T195	24	Fir		24	
T196	12	Fir		12	
T197	18	Fir		18	
T198	24	Fir		24	
T199	26	Fir		26	
T200	12	Fir		12	
T201	36	Fir		36	
T202	30	Cedar		30	
T203	18	Cedar		18	
T204	24	Cedar		24	
T205	32	Cedar		32	
T206	10	Apple	not viable		
T207	8	Apple	not viable		
T208	11	Pine		11	
T209	48	Alder	not viable		
T210	28	Alder	not viable		
T211	8	Alder	not viable		
T212	6	Alder	not viable		
T213	16.75	Alder	not viable		
T214	10.5	Alder		10.5	10.5
T215	9	Alder		9	9
T216	10.25	Alder		10.3	10.3
T217	10.5	Fir		10.5	10.5
T218	15	Maple		15	15
T219	24.75	Alder		24.8	24.8
T220	ame tre	Alder	not viable		
T221	12.75	Maple		12.8	12.8
T222	8	Maple		8	8
T223	10.25	Maple		10.3	10.3
T224	36	Cedar		36	
T225	16	Cedar		16	
T226	10	Alder		10	
T227	14	Hemlock		14	
T228	12	Fir		12	
T229	10	Fir		10	
T230	14	Pine		14	
T231	16	Cedar		16	16
T232	30	Maple		48	
T233	16	Fir		16	
T234	14	Pine		14	
T235	16	Maple		16	
T236	30	Pine		30	
T237	40	Cedar		40	
T238	14	Pine		14	
T239	14	Cottonwood		14	
T240	30	Cottonwood		30	
T241	26	Cottonwood		26	
T242	36	Cottonwood		36	
T243	36	Cottonwood		36	
T244	10	Fir		10	
T245	8	Cedar		8	
T246	16	Fir		16	16
T247	18	Fir		18	18
T248	18	Fir		18	
T249	10	Pine		10	
T250	20	Willow		20	
T251	10	Apple		10	10
T252	36	Cottonwood		36	36
T253	30	Cottonwood		30	30
T254	24	Cottonwood		24	24
T255	30	Cottonwood		30	30
T256	30	Cottonwood		30	30

TOTAL = 3,493 1,084

TOTAL INCHES PRESERVED = 31.1%  
PRESERVATION GOAL (INCHES) = 1,048

Mead & Hunt

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meadhunt.com



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SHEET CONTENTS  
TREE PRESERVATION PLAN

SHEET NO.

C-800



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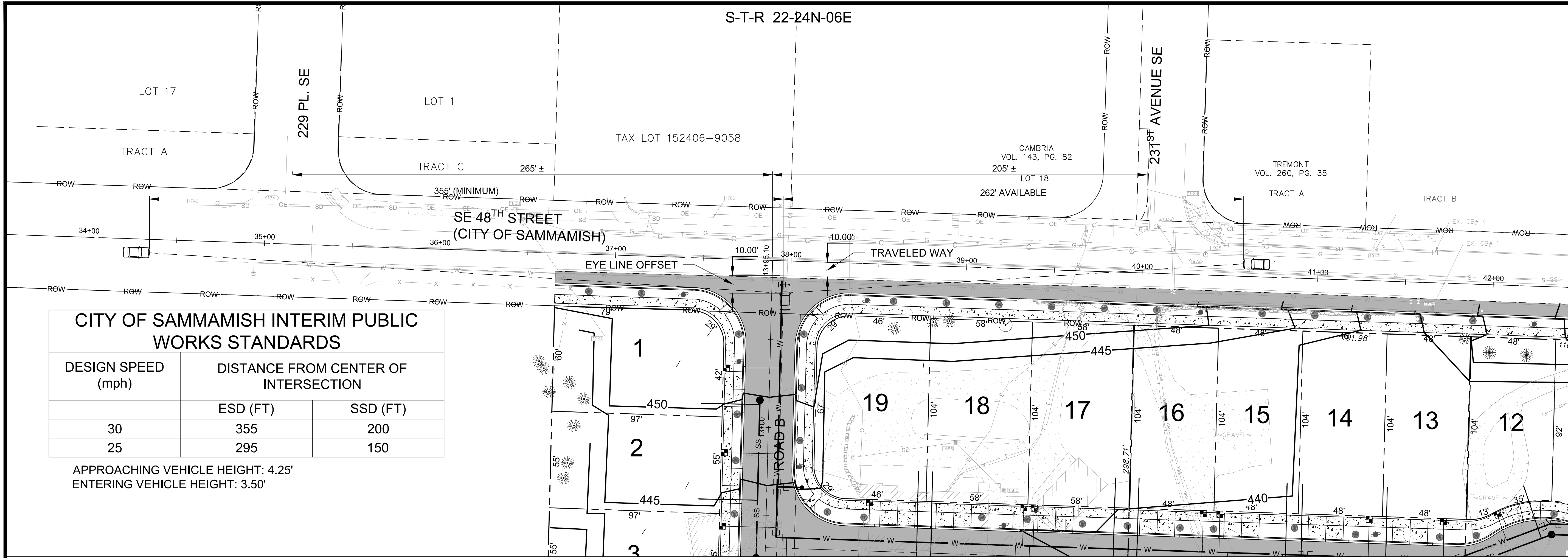
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SHEET CONTENTS  
SIGHT DISTANCE  
EXHIBIT

SHEET NO.

EX-ESD

S-T-R 22-24N-06E



CITY OF SAMMAMISH INTERIM PUBLIC  
WORKS STANDARDS

DESIGN SPEED (mph)	DISTANCE FROM CENTER OF INTERSECTION	
	ESD (FT)	SSD (FT)
30	355	200
25	295	150

APPROACHING VEHICLE HEIGHT: 4.25'  
ENTERING VEHICLE HEIGHT: 3.50'

